



Office of the Deputy Mayor for Planning & Economic Development

Government of the District of Columbia

Office of Contracts

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**QUESTIONS AND ANSWERS
SOLICITATION:
DCEB-DMPED-08-R-DEANWOOD**

- Q1- Who holds the contract for the A/E services? Similarly, who holds the contract for the General Contractor services?
- A1- The current A/E Contract is held by the District: The Contractor shall be provided a copy at the time of award. The General Contractor contract has not been awarded.
- Q2- Does the initial twelve month timeline makes allowances for securing permits from DCRA, WASA, DOH, ETC.; and, securing and analyzing bids and contract execution?
- A2- Yes.
- Q3- Is there an Ambassador program to facilitate expediting the permitting process?
- A3- No.
- Q4- Although this project has an additional twelve month option, is it anticipated that this project timeline, from start to completion will be accomplished in **twenty-four** months? Is this an accurate statement?
- A4- Yes
- Q5- Deanwood Recreation Center **will be** a LEED designed facility. However, **page 5** references the Deanwood Community Center and Library drawings and specifications dated May 25, 2007.
- A5- This is a LEED Silver design Project .
- Q6- Are the documents already completed for this project?

- A6- Yes the constructions drawing are 100% completed.
- Q7- Are copies available for information purposes?
- A7- Yes please contact the Project Managers Daniel Banicevic or Ayris Scales at 202 727-6365 to schedule a review of the drawings.
- Q8- Do these documents provide for furnishing and maintenance of a fully functional field office, by the General Contractor, for the contractor's use for the duration of the construction phase?
- A8- No.
- Q9- Was the design accomplished utilizing Department of Parks and Recreation (DPR) existing standards or are there unique standards to be incorporated in this project?
- A9- Yes using existing standards
- Q-10 Are the demolition documents already developed for the removal of the tennis courts, playground, and swimming pool with house attached, existing field lighting and existing building?
- A-10 Yes.
- Q-11 Does the budget range of \$28M to \$32M include the procurement of FF&E, Owner furnished items and a contingency allowance?
- A-11 Yes.
- Q- 12 Since a responsibility was established for generating design comments and reconciliation with the A/E teams, this statement seem to imply that the design is either pending or yet to be scheduled.
- A-12 Yet to be determined
- Q-13 The responsibility for managing the design team to expedite the production of a suitable set of construction documents. It appears that these documents are yet to be developed?

- A-13 The referenced documents are completed.
- Q-14 Purposely Omitted
- A-14 Purposely Omitted
- Q-15 What is the A/E's role in the permitting process?
- A-15 A/E will package the documents for permitting.
- Q-16 Reference to the District Inspector does this individual work for DCRA?
- A-16 Yes.
- Q-17 Please clarify the reference to the approved Critical Path Method. Is this the General Contractor's CPM schedule?
- A-17 Yes.
- Q-18 How does this schedule relate to payment to the contractor for providing program, project and construction management services?
- A-18 Yes. The adhering to the schedule and budget is critical; any delays will incur additional cost.
- Q-19 Is it anticipated that the PM during the preconstruction phase, will be co-located with the DMPED staff?
- A-19 No.
- Q-20 Should the Option Year One include costs for Program Support Services Considering that it will likely be completed?
- A-20 Yes. Please provide contingency costs.
- Q-21 Under Section C Task 3 Construction Phase Services #7, p.7 requests the PM/CM Maintain on a current basis the project budget how can the PM/CM Maintain a current project budget when we do not have access to the DC Government's Financial Management System in order to track project obligations and expenditures?
- A-21 Budget will be provided at time of award.
- Q-22 Please provide Milestone Dates.

- A-22 Open to recommendations please include schedule in your \ Proposal.
- Q-23 Does DMPED have a desired information management system/software?
- A-23 Open to recommendations.
- Q-24 Purposely omitted
- A-24 Purposely omitted
- Q-25 Purposely omitted
- A-25 Purposely omitted
- Q-26 Section M, Paragraph 2.5.1 states “At least 50% of the dollar value of the ECPF contract shall be subcontracted to small business enterprises.” In the last sentence of this paragraph it states “The costs of materials, goods, and supplies shall not be counted towards this 35% subcontracting requirements....”(What is the “ECPF contract” as identified in paragraph M.2.5.1?)
- A-26 **DMPED will issue an Amendment deleting all references to ECPF Contract and revise the Clause to reflect at least- 35% of the dollar volume must be sub-contracted to Small Business Enterprises. The cost of materials, goods and supplies are not counted towards the 35% subcontracting requirement unless Materials are purchased from a Small Business Enterprises.**
- Q-27 Section M, Paragraph M.2.6.1 States that “If an LBE, SBE or DBE is selected As a prime....at least 35% of the subcontracted effort, excluding the cost of materials, goods and supplies shall be with LBEs, SBEs, or DBEs.”
- A-27 **Yes. The cost of materials, goods and supplies are not Counted towards the 35% subcontracting requirement unless such Materials are purchased from a Small Business Enterprises.**
- Q-28 Master Scheduling. Please confirm that the Program Manager will be responsible for preparing the preliminary schedule, and overseeing the General Contractor’s schedule. The General Contractor will be responsible for managing the schedule since they are “At Risk” for the construction.

- A-28 Yes the Program Manager will be responsible for preparing the preliminary schedule, and overseeing the General Contractor's schedule.
- Q-29 Quality Control. The General Contractor typically prepares the Quality Control plan, since they are accountable and At Risk. The Program Manager typically oversees/prepares Quality Assurance?
- A-29 Yes the Program Manager will be responsible for preparing the preliminary schedule, and overseeing the General Contractor's schedule along with monitoring all project related performances for Quality Assurance.
- Q-30 The RFP refers to drawings dated 25 May 2007, however, the drawings available are dated January 17, 2008. Please confirm which set of drawings apply to this contract.
- A-30 The drawings on the DMPED website dated January 17, 2008 apply.
- Q-31 May fold outs be allowed (i.e. 11" x 17") for the purposes of organization charts, schedules, or other graphic aides?
- A-31 Yes.
- Q-32 Please clarify that the submission requirements for CD's includes one CD for the Technical Proposal, and one CD for the Cost Proposal.
- A-32 Yes.
- Q-33 The RFP requires a plan for LSDBE requirements. It is our understanding at the Pre-proposal conference that a detailed plan would not be required?
- A-33 Yes please provide a Subcontracting plan for LSDBE requirements.
- Q-34 Team Organization and Staffing Plan indicates that DMPED is only interested in learning about the team personnel in this section. Or should item (a) include team **firm** information, instead of team personnel?
- A-34 Team and firm information.
- Q-35 M.1.1 Project Approach. Please clarify that the Program Manager

will be required to manage the General Contractor's Quality Control program, and will address the Quality Assurance program.

A-35 Yes the Program Manager will be responsible for managing the General Contractor's Quality Control program, and address/manage the Quality Assurance program.

Q-36 Section F-I of the solicitation appear to coincide with General Contractor type Contract.?

A-36 Please see Solicitation Amendment #002 for changes and clarification.

Q-37 Is the contractor required to coordinate the trades, subcontractor and material persons?

A-37 The DMPED Program Manager will coordinate this effort in coordination with the Contractor.

Q-38 Does Section G in its entirety pertain to the general contractors?

A-38 Please see Solicitation Amendment #002 for changes and clarification.

Q-39 What is the general milestone plan for the project?

A-39 Once we have awarded the PM/CM contract, the general milestone plan is as follows:

- Select General Contractor By 14th August 2008
- Start Demolition Early September 2008
- Obtain Building Permit Mid September 2008
- Commence Construction By October 2008
- Delivery Of Finished Facility No Later Than March 2010

